

011.A

0001

0508.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

330,400 / 330,400

USE VALUE:

330,400 / 330,400

ASSESSED:

330,400 / 330,400

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

OWNERSHIP	Unit #:	508
Owner 1:	BRENTWOOD REALTY PARTNERS LL	
Owner 2:		
Owner 3:		
Street 1:	60 PLEASANT ST #G12	
Street 2:		

Twn/City:	ARLINGTON
StProv:	MA
Postal:	02476

PREVIOUS OWNER	
Owner 1:	CARR DAVID W/EXECUTOR -
Owner 2:	ESTATE OF DAVID P WILFERT -
Street 1:	4 NEWMAN WAY
Twn/City:	ARLINGTON

StProv:	MA
Postal:	02476

NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 712 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R6
o	APTS LOW
n	water
	Sewer
	Electri
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact

102	Condo	0	Sq. Ft.	Site	0	0.	0.00	6031
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**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	330,400			330,400		149565
							GIS Ref
							GIS Ref
							Insp Date
							10/11/17

PREVIOUS ASSESSMENT								Parcel ID	011.A-0001-0508.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	330,400	0	.	.	330,400	Year end	12/23/2021		!1139!	
2021	102	FV	325,800	0	.	.	325,800	Year End Roll	12/10/2020			
2020	102	FV	316,600	0	.	.	316,600	316,600 Year End Roll	12/18/2019			
2019	102	FV	267,500	0	.	.	267,500	267,500 Year End Roll	1/3/2019			
2018	102	FV	221,500	0	.	.	221,500	221,500 Year End Roll	12/20/2017			
2017	102	FV	206,100	0	.	.	206,100	206,100 Year End Roll	1/3/2017			
2016	102	FV	206,100	0	.	.	206,100	206,100 Year End	1/4/2016			
2015	102	FV	186,100	0	.	.	186,100	186,100 Year End Roll	12/11/2014			

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
CARR DAVID W/EX	61727-307		5/2/2013	Mult Lots	12,465,000	No	No						
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots	99	No	No						
	18071-350		4/1/1987			No	No	N					

BUILDING PERMITS									ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name	
10/11/2017									Measured		DGM	D Mann	
5/6/2000										197	PATRIOT		

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 7 - Condo Garden		Full Bath: 1	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:		
Sty Ht: 5 - 5 Story																	
(Liv) Units: 1	Total: 1																
Foundation: 1 - Concrete																	
Frame: 2 - Steel																	
Prime Wall: 8 - Brick Veneer																	
Sec Wall:	%																
Roof Struct: 4 - Flat																	
Roof Cover: 4 - Tar & Gravel																	
Color: BRICK																	
View / Desir: N - NONE																	
<b>GENERAL INFORMATION</b>																	
Grade: C - Average																	
Year Blt: 1971	Eff Yr Blt:																
Alt LUC:		Alt %:															
Jurisdict:		Fact:	.														
Const Mod:																	
Lump Sum Adj:																	
<b>INTERIOR INFORMATION</b>																	
Avg Ht/FL: STD																	
Prim Int Wal 2 - Plaster																	
Sec Int Wall:	%																
Partition: T - Typical																	
Prim Floors: 4 - Carpet					Total: 28.8	%											
Sec Floors:	%																
Bsmnt Flr:																	
Subfloor:																	
Bsmnt Gar:																	
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 3 - Electric																	
Heat Type: 6 - Elec Base/B																	
# Heat Sys: 1																	
% Heated: 100	% AC: 100																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>RES BREAKDOWN</b>				<b>REMODELING</b>					
Basic \$ / SQ: 325.00				Rate Parcel ID Typ Date Sale Price				Exterior: No Unit RMS BRS FL				Interior: 1 3 1 0					
Size Adj.: 1.34269667								Additions: Kitchen: 1 3 1 0									
Const Adj.: 1.00909925								Baths: 1 3 1 0									
Adj \$ / SQ: 440.347								Plumbing: 1 3 1 0									
Other Features: 32749								Electric: 1 3 1 0									
Grade Factor: 1.00								Heating: 1 3 1 0									
NBHD Inf: 1.34000003								General: 1 3 1 0									
NBHD Mod:								Totals 1 3 1 0									
LUC Factor: 1.00																	
Adj Total: 464010																	
Depreciation: 133635																	
Depreciated Total: 330375																	
<b>MOBILE HOME</b>																	
Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 011.A-0001-0508.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:					Total:							
<b>SKETCH</b>																	
<b>RESIDENTIAL GRID</b>																	
Building Number 1.																	
<b>OTHER FEATURES</b>																	
Kits: 1 Rating: Average																	
A Kits: Rating:																	
Frpl: Rating:																	
WSFlue: Rating:																	
<b>CONDOS INFORMATION</b>																	
Location: F - Front																	
Total Units: Floor: 5 - 5th Floor																	
% Own: 0.903699994																	
Name: 16 - 6031																	
<b>DEPRECIATION</b>																	
Phys Cond: AV - Average 28. %																	
Functional: %																	
Economic: %																	
Special: %																	
Override: %																	
Total: 28.8 %																	
<b>SUB AREA</b>																	
<b>SUB AREA DETAIL</b>																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
GLA	Gross Liv Ar	712	440.350	313,527													
Net Sketched Area: 712 Total: 313,527																	
Size Ad	712 Gross Area	712 FinArea	712														
<b>IMAGE</b>																	
<b>AssessPro Patriot Properties, Inc</b>																	
																	